



VILLAGE OF COMMERCIAL POINT
COUNCIL MEETING MINUTES

July 6, 2020

Mayor Goldhardt called the meeting to order. Fiscal officer Hastings took roll call with the following members present: Ms. Wolfe, Mr. Grassel, Mr. Mitchem, Ms. Joiner, Mr. Thompson and Mr. Moore.

A motion was made to approve the June 15, 2020 Committee of the Whole Meeting Minutes by Mr. Moore and seconded by Mr. Thompson. All members were in favor and the motion passed.

A motion was made to approve the June 15, 2020 Regular Council Meeting Minutes by Mr. Moore and seconded by Ms. Wolfe. All members were in favor and the motion passed.

Administrative Reports:

- A. Mayor's Report – Mayor Goldhardt reported that a Utility Employee had resigned.
- B. Village Solicitor's Report - Solicitor Cartee advised Council that the Water Plant annexation will be heard at the County Commissioners meeting on July 7, 2020. He also discussed the options that Council has on having citizens input on an as needed basis. He said if Council wants to include citizens on the Technical Review Board it would be a little difficult due to the timing of the meetings being during the normal business day. He also said an advisory board could be established if Council so chooses. He said whatever way Council decides to go, Ad Hoc or regularly scheduled meetings, the Zoning Code would need to be modified to include this group.
- C. Police Department Report - Chief Jordan was absent. Mayor Goldhardt said the police report will be ready for the July 20, 2020 meeting.
- D. Village Administrator's Report - Administrator Crego reported that a utility employee had quit. He informed Council that Bert Cline's brother had passed away. He said the utility plant is in a tough situation due to the Covid-19 pandemic. Maintenance, cleaning and other odd and end jobs have been lacking. He informed Council that the new water plant project is set to start this month along with the lift station project on the K-Nova property. He said the EPA has mandatory staffing requirements that are going to spread our department pretty thin with these projects getting ready to start. His hopes are to fill the open position with someone who already has their license. VA Crego said the drought conditions we are in right now are causing the utility plant to work at 90-96% capacity. He said right now we are ok but an emergency could change that pretty quickly. He informed Council that a lot of work has been done on the Walker Point Lift Station. Fat, oil and grease are big issues that we are dealing with right now.
- E. Village Engineer's Report – Engineer Grosse informed Council that the movement of the school entrance for the Walker Point Phase 4 project has started. He said it should be paved this week. He said he will be staying in touch with Brett Perdue of the school district to make sure everything is being done in a manner in which they are happy with. He said the sanitary portion will be starting next week. He said the final plat has been submitted to Council for approval. Engineer Grosse said Foxfire/MI Homes has resubmitted plans with the corrections he had asked for. He also said the SR 104 plans have been submitted as well. He informed Council that the final plats for Scioto Crossing phases 1 & 2 are good. They are in the curb and gutter stage for phase 1 and installing the waterline in phase 2. He told Council that the performance bonds are due before the final plat can be approved. Engineer Gross told Council that he had received plans for phases 3, 4, & 5 for Scioto Crossing. They are moving pretty quickly. He said he is reviewing the final plans for the lift station on the K-Nova property. He said he received a cost for the repair of Walker Road. The cost was \$ 136,800 and he would like to meet with the township to see if they are on board.
- F. Zoning Administrator Report – Nothing to report at this time.
- G. Fiscal Officer's Report - Fiscal Officer Hastings advised Council that Shred Day has been rescheduled for August 15, 2020 from 10:00 a.m. to 1:00 p.m. Fund Status as of 6/30/2020: General \$2,132,512.61, Street Construction Maintenance & Repair \$386,240.79, State Highway \$29,357.21, Parks & Recreation \$6,719.07, Perm Motor Vehicle License Tax \$8,094.04, Enforcement & Education \$1,824.39, OH Peace Off Education & Training \$3,980.00, Housing Developments \$222,449.05, Other Special Revenue



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\$123,754.03, Other Capital Projects \$5,180.00, Water Operating \$2,016,298.05, Sewer Operating \$3,348,987.54, Garbage Operating \$39,139.35.

Legislative Reports:

- A. Bruce Moore - Mr. Moore made a motion to amend the agenda to include a presentation on the Van Trust/K-Nova project, seconded by Mr. Thompson. All in favor and the agenda was amended.

Mr. Moore questioned the speed limit on SR 104. He feels the portion that is in the Village should be 50 mph. Solicitor Cartee said that could be changed by installing new signs to reflect that speed limit.

- B. Tracy Joiner – Nothing to report at this time.
- C. Jason Thompson – Nothing to report at this time.
- D. Laura Wolfe – Nothing to report at this time.
- E. Ryan Mitchem – Nothing to report at this time.
- F. Aaron Grassel – Nothing to report at this time.

Citizen Comments: There were none.

Business Items:

- A. 2021 Tax Budget – Mr. Moore made a motion, seconded by Mr. Grassel to approve the 2021 tax budget. All were in favor and the motion passed.
- B. Administrative Employee Guidelines 2020 – Mr. Moore made a motion, seconded by Mr. Thompson to approve the Administrative Employee Guidelines to include the addition of the harassment policy that was emailed out to Council. All were in favor and the motion passed.
- C. Security Cameras – Mayor Goldhardt updated Council on where we are with the cameras. He informed them that additional memory was installed on the system to now keep up to 54 days' worth of information. He also let Council know that we are waiting on a quote for the additional cameras they wanted installed at the garage and record retention building.
- D. Soliciting Ordinance – Solicitor Cartee informed Council that the solicitation ordinance we have now is very outdated. He said political and religious groups cannot be denied to solicit. He said parameters can be set as far as days and times for other groups. He said we could put in the legislation that background checks are necessary. He said the legislation would need to spell out what constitutes a valid reason to deny a permit. There was discussion amongst Council as to what they would like to see in the ordinance. Solicitor Cartee will put an ordinance together for Council's review. At this time, FO Hastings informed Council that there would be people from the health department in the area in the next few weeks. They are partnering with the Ohio State University to conduct voluntary COVID testing. Random residents would be receiving information from the health department about how to participate in the study.
- E. VanTrust/K-Nova presentation – Don Plank, Attorney for both parties, gave a presentation on what is being requested from Council for the entrance roadways to the K-Nova property. There was open discussion between Council and both parties with regards to the entrances on both sides of SR 104.

Legislation

First Reading:

Resolution 16-2020 A RESOLUTION ACCEPTING THE FINAL PLAT OF WALKER POINTE SECTION 4, PART 1.



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Mr. Moore said there was an easement granted to have public access to the walk path and park in the zoning text. He asked that it be included on the final plat. He also requested the east side entrance along the park remain as concrete rather than change between concrete, asphalt and back to concrete. He also asked for the path to nowhere be removed. The rest of Council agreed. Mr. Moore said he wanted to see the specifics for the playground equipment. Mr. Shawn Lanning of Watcon Engineering said they were hoping to spend between \$ 15,000 - \$ 20,000 on playground equipment for the park. He passed out a book with examples of equipment and asked Council to review and get back to him with their thoughts. Mr. Moore asked Mr. Lanning about the Reserve C being all drainage easement and no conservation easement. Mr. Lanning said that was normal. Mr. Thompson wanted to make sure the pond was going to be stocked with fish. Discussion was had on the fence along Walker Point Dr. being removed. It was decided to have that portion of the fence removed.

Resolution 17-2020 A RESOLUTION APPROVING THE PRELIMINARY PLAN APPLICATION FOR THE ENTRANCE AND STREET TO THE RICKENBACHER EXCHANGE.

Mr. Moore made a motion, seconded by Mr. Thompson to amend the wording in Section 1 to read "The preliminary plan application with respect to the SR 104 access to the Rickenbacher Exchange, situated in the Village of Commercial Point, Ohio, is hereby approved".

Roll Call Vote: Mr. Moore-Yes, Mr. Grassel-Yes, Ms. Joiner-Yes, Mr. Mitchem-Yes, Mr. Thompson-Yes and Ms. Wolfe-Yes. The motion passed.

A motion was made to suspend the readings by Mr. Moore and seconded by Mr. Thompson.

Roll Call Vote: Mr. Moore – Yes, Mr. Mitchem – Yes, Ms. Wolfe – Yes, Mr. Thompson – Yes, Ms. Joiner Yes, Mr. Grassel – Yes. The motion passed.

A motion was made to adopt Resolution 17-2020 by Mr. Moore and seconded by Mr. Thompson.

Roll Call Vote: Mr. Moore – Yes, Mr. Mitchem – Yes, Ms. Wolfe – Yes, Mr. Thompson – Yes, Ms. Wolfe – Yes, Mr. Grassel – No. The motion passed.

Resolution 18-2020 A RESOLUTION TO INCREASE THE HOUSING FUND APPROPRIATIONS WITHIN THE 2020 PERMANENT BUDGET.

A motion was made to suspend the readings by Mr. Moore and seconded by Mr. Mitchem.

Roll Call Vote: Mr. Moore-Yes, Mr. Grassel-Yes, Ms. Joiner-Yes, Mr. Mitchem-Yes, Mr. Thompson-Yes and Ms. Wolfe-Yes. The motion passed.

A motion was made to adopt Resolution 18-2020 by Mr. Moore and seconded by Ms. Wolfe.

Roll Call Vote: Mr. Moore-Yes, Mr. Grassel-Yes, Ms. Joiner-Yes, Mr. Mitchem-Yes, Mr. Thompson-Yes and Ms. Wolfe-Yes. The motion passed.

Resolution 19-2020 A RESOLUTION AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH STEVEN M. DEMATTEO AND MELODY L. JEWELL WITH RESPECT TO VILLAGE SEWER SERVICE AT 6775 SCIOTO-DARBY ROAD, COMMERCIAL POINT, OHIO.

A motion was made to suspend the readings by Mr. Moore and seconded by Ms. Joiner.

Roll Call Vote: Mr. Moore-Yes, Mr. Grassel-Yes, Ms. Joiner-Yes, Mr. Mitchem-Yes, Mr. Thompson-Yes and Ms. Wolfe-Yes. The motion passed.

A motion was made to adopt Resolution 19-2020 by Ms. Wolfe and seconded by Mr. Moore.

Roll Call Vote: Mr. Moore-Yes, Mr. Grassel-Yes, Ms. Joiner-Yes, Mr. Mitchem-Yes, Mr. Thompson-Yes and Ms. Wolfe-Yes. The motion passed.



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Ordinance 2020-11 AN ORDINANCE AUTHORIZING THE MAYOR OF THE VILLAGE OF COMMERCIAL POINT TO ASSIGN THE VILLAGE ENGINEER ADDITIONAL HOURS PER MONTH AS NEEDED.

A motion was made to suspend the readings by Ms. Joiner and seconded by Mr. Mitchem.

Roll Call Vote: Mr. Moore-Yes, Mr. Grassel-Yes, Ms. Joiner-Yes, Mr. Mitchem-Yes, Mr. Thompson-Yes and Ms. Wolfe-Yes. The motion passed.

A motion was made to adopt Ordinance 2020-11 by Mr. Thompson and seconded by Ms. Wolfe.

Roll Call Vote: Mr. Moore-Yes, Mr. Grassel-Yes, Ms. Joiner-Yes, Mr. Mitchem-Yes, Mr. Thompson-Yes and Ms. Wolfe-Yes. The motion passed.

Second Reading:

Resolution 15-2020 A RESOLUTION ACCEPTING THE FINAL PLATS OF SCIOTO CROSSING SUBDIVISION, PHASES 1 & 2.

A motion was made to suspend the third reading by Mr. Thompson and seconded by Mr. Grassel.

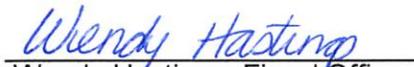
Roll Call Vote: Mr. Moore-Yes, Mr. Grassel-Yes, Ms. Joiner-Yes, Mr. Mitchem-Yes, Mr. Thompson-Yes and Ms. Wolfe-Yes. The motion passed.

A motion was made to adopt Resolution 15-2020 by Mr. Thompson and seconded by Mr. Grassel.

Roll Call Vote: Mr. Moore-Yes, Mr. Grassel-Yes, Ms. Joiner-Yes, Mr. Mitchem-Yes, Mr. Thompson-Yes and Ms. Wolfe-Yes. The motion passed.

A motion to adjourn was made by Ms. Wolfe and seconded by Mr. Mitchem. All were in favor, the motion passed and the meeting was adjourned.


Allan D. Goldhardt, Mayor


Wendy Hastings, Fiscal Officer